

114TH CONGRESS
2D SESSION

S. 2509

To improve the Government-wide management of Federal property.

IN THE SENATE OF THE UNITED STATES

FEBRUARY 4, 2016

Mr. CARPER (for himself, Mr. PORTMAN, Mr. JOHNSON, Mr. KING, Ms. HEITKAMP, and Mr. LANKFORD) introduced the following bill; which was read twice and referred to the Committee on Homeland Security and Governmental Affairs

A BILL

To improve the Government-wide management of Federal property.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Federal Property Man-
5 agement Reform Act of 2016”.

6 **SEC. 2. PURPOSE.**

7 The purpose of this Act is to increase the efficiency
8 and effectiveness of the Federal Government in managing
9 property of the Federal Government by—

1 (1) requiring the United States Postal Service
2 to take appropriate measures to better manage and
3 account for property and modernize the Postal fleet;

4 (2) providing for increased collocation with
5 Postal Service facilities and guidance on Postal
6 Service leasing practices;

7 (3) establishing a Federal Property Council to
8 develop guidance on and ensure the implementation
9 of strategies for better managing Federal property;

10 (4) providing incentives to agencies to dispose
11 of excess property through retention of proceeds;
12 and

13 (5) providing guidance for surplus property do-
14 nations to museums.

15 **SEC. 3. PROPERTY MANAGEMENT.**

16 (a) IN GENERAL.—Chapter 5 of subtitle I of title 40,
17 United States Code, is amended by adding at the end the
18 following:

19 **“Subchapter VII—Property Management**

20 **“§ 621. Definitions**

21 “In this subchapter:

22 “(1) ADMINISTRATOR.—The term ‘Adminis-
23 trator’ means the Administrator of General Services.

1 “(2) COUNCIL.—The term ‘Council’ means the
2 Federal Property Council established by section
3 623(a).

4 “(3) DIRECTOR.—The term ‘Director’ means
5 the Director of the Office of Management and Budg-
6 et.

7 “(4) DISPOSAL.—The term ‘disposal’ means
8 any action that constitutes the removal of any prop-
9 erty from the inventory of the Federal agency, in-
10 cluding sale, transfer, deed, demolition, donation, or
11 exchange.

12 “(5) FEDERAL AGENCY.—The term ‘Federal
13 agency’ means—

14 “(A) an executive department or inde-
15 pendent establishment in the executive branch
16 of the Government; or

17 “(B) a wholly owned Government corpora-
18 tion.

19 “(6) FIELD OFFICE.—The term ‘field office’
20 means any office of a Federal agency that is not the
21 headquarters office location for the Federal agency.

22 “(7) POSTAL PROPERTY.—The term ‘postal
23 property’ means any building owned or leased by the
24 United States Postal Service.

1 “(8) PUBLIC-PRIVATE PARTNERSHIP.—The
2 term ‘public-private partnership’ means any partner-
3 ship or working relationship between a Federal
4 agency and a corporation, individual, or nonprofit
5 organization for the purpose of financing, con-
6 structing, operating, managing, or maintaining 1 or
7 more Federal real property assets.

8 “(9) UNDERUTILIZED PROPERTY.—The term
9 ‘underutilized property’ means a portion or the en-
10 tirety of any real property, including any improve-
11 ments, that is used—

12 “(A) irregularly or intermittently by the
13 accountable Federal agency for program pur-
14 poses of the Federal agency; or

15 “(B) for program purposes that can be
16 satisfied only with a portion of the property.

17 **“§ 622. Collocation among United States Postal Serv-**
18 **ice properties**

19 “(a) IDENTIFICATION OF POSTAL PROPERTY.—Each
20 year, the Postmaster General shall—

21 “(1) identify a list of postal properties with
22 space available for use by Federal agencies; and

23 “(2) not later than September 30, submit the
24 list to—

1 “(A) the Committee on Homeland Security
2 and Governmental Affairs of the Senate; and
3 “(B) the Committee on Oversight and Gov-
4 ernment Reform of the House of Representa-
5 tives.

6 “(b) VOLUNTARY IDENTIFICATION OF POSTAL PROP-
7 ERTY.—Each year, the Postmaster General may submit
8 the list under subsection (a) to the Council.

9 “(c) SUBMISSION OF LIST OF POSTAL PROPERTIES
10 TO FEDERAL AGENCIES.—

11 “(1) IN GENERAL.—Not later than 30 days
12 after the completion of a list under subsection (a),
13 the Council shall provide the list to each Federal
14 agency.

15 “(2) REVIEW BY FEDERAL AGENCIES.—Not
16 later than 90 days after the receipt of the list sub-
17 mitted under paragraph (1), each Federal agency
18 shall—

19 “(A) review the list;
20 “(B) review properties under the control of
21 the Federal agency; and

22 “(C) recommend collocations if appro-
23 priate.

24 “(d) TERMS OF COLLOCATION.—On approval of the
25 recommendations under subsection (c) by the Postmaster

1 General and the applicable agency head, the Federal agen-
2 cy or appropriate landholding entity may work with the
3 Postmaster General to establish appropriate terms of a
4 lease for each postal property.

5 “(e) RULE OF CONSTRUCTION.—Nothing in this sec-
6 tion exceeds, modifies, or supplants any other Federal law
7 relating to any competitive bidding process governing the
8 leasing of postal property.

9 **“§ 623. Establishment of a Federal Property Council**

10 “(a) ESTABLISHMENT.—There is established a Fed-
11 eral Property Council.

12 “(b) PURPOSE.—The purpose of the Council shall
13 be—

14 “(1) to develop guidance and ensure implemen-
15 tation of an efficient and effective property manage-
16 ment strategy;

17 “(2) to identify opportunities for the Federal
18 Government to better manage property and assets of
19 the Federal Government; and

20 “(3) to reduce the costs of managing property
21 of the Federal Government, including operations,
22 maintenance, and security associated with Federal
23 property.

24 “(c) COMPOSITION.—

1 “(1) IN GENERAL.—The Council shall be com-
2 posed exclusively of—

3 “(A) the senior real property officers of
4 each Federal agency and the Postal Service;

5 “(B) the Deputy Director for Management
6 of the Office of Management and Budget;

7 “(C) the Controller of the Office of Man-
8 agement and Budget;

9 “(D) the Administrator; and

10 “(E) any other full-time or permanent
11 part-time Federal officials or employees, as the
12 Chairperson determines to be necessary.

13 “(2) CHAIRPERSON.—The Deputy Director for
14 Management of the Office of Management and
15 Budget shall serve as Chairperson of the Council.

16 “(3) EXECUTIVE DIRECTOR.—

17 “(A) IN GENERAL.—The Chairperson shall
18 designate an Executive Director to assist in
19 carrying out the duties of the Council.

20 “(B) QUALIFICATIONS; FULL-TIME.—The
21 Executive Director shall—

22 “(i) be appointed from among individ-
23 uals who have substantial experience in the
24 areas of commercial real estate and devel-

1 opment, real property management, and
2 Federal operations and management;
3 “(ii) serve full time; and
4 “(iii) hold no outside employment that
5 may conflict with duties inherent to the po-
6 sition.

7 “(d) MEETINGS.—

8 “(1) IN GENERAL.—The Council shall meet
9 subject to the call of the Chairperson.

10 “(2) MINIMUM.—The Council shall meet not
11 fewer than 4 times each year.

12 “(e) DUTIES.—The Council, in consultation with the
13 Director and the Administrator, shall—

14 “(1) not later than 1 year after the date of en-
15 actment of this subchapter, establish a property
16 management plan template, to be updated annually,
17 which shall include performance measures, specific
18 milestones, measurable savings, strategies, and Gov-
19 ernment-wide goals based on the goals established
20 under section 524(a)(7) to reduce surplus property,
21 to achieve better utilization of underutilized prop-
22 erty, or to enhance management of high value per-
23 sonal property, and evaluation criteria to determine
24 the effectiveness of property management that are
25 designed—

- 1 “(A) to enable Congress and heads of Fed-
2 eral agencies to track progress in the achieve-
3 ment of property management objectives on a
4 Government-wide basis;
- 5 “(B) to improve the management of real
6 property; and
- 7 “(C) to allow for comparison of the per-
8 formance of Federal agencies against industry
9 and other public sector agencies in terms of
10 performance;
- 11 “(2) develop standard utilization rates con-
12 sistent throughout each category of space and with
13 nongovernmental space use rates;
- 14 “(3) develop a strategy to reduce the reliance of
15 Federal agencies on leased space for long-term needs
16 if ownership would be less costly;
- 17 “(4) provide guidance on eliminating inefficien-
18 cies in the Federal leasing process;
- 19 “(5) compile a list of field offices that are suit-
20 able for collocation with other property assets;
- 21 “(6) research best practices regarding the use
22 of public-private partnerships to manage properties
23 and develop guidelines for the use of those partner-
24 ships in the management of Federal property;

1 “(7) not later than 1 year after the date of en-
2 actment of this subchapter—

3 “(A) examine the disposal of surplus prop-
4 erty through the State Agencies for Surplus
5 Property program; and

6 “(B) issue a report that includes rec-
7 ommendations on how the program could be im-
8 proved to ensure accountability and increase ef-
9 ficiencies in the property disposal process; and

10 “(8) not later than 1 year after the date of en-
11 actment of this subchapter and annually during the
12 4-year period beginning on the date that is 1 year
13 after the date of enactment of this subchapter and
14 ending on the date that is 5 years after the date of
15 enactment of this subchapter, the Council shall sub-
16 mit to the Director a report that contains—

17 “(A) a list of the remaining excess prop-
18 erty or surplus property that is real property,
19 and underutilized properties of each Federal
20 agency;

21 “(B) the progress of the Council toward
22 developing guidance for Federal agencies to en-
23 sure that the assessment required under section
24 524(a)(11)(B) is carried out in a uniform man-
25 ner;

1 “(C) the progress of Federal agencies to-
2 ward achieving the goals established under sec-
3 tion 524(a)(7); and

4 “(D) if necessary, recommendations for
5 legislation or statutory reforms that would fur-
6 ther the goals of the Council, including stream-
7 lining the disposal of excess real or personal
8 property or underutilized property.

9 “(f) CONSULTATION.—In carrying out the duties de-
10 scribed in subsection (e), the Council shall also consult
11 with representatives of—

12 “(1) State, local, tribal authorities, and affected
13 communities; and

14 “(2) appropriate private sector entities and
15 nongovernmental organizations that have expertise
16 in areas of—

17 “(A) commercial real estate and develop-
18 ment;

19 “(B) government management and oper-
20 ations;

21 “(C) space planning;

22 “(D) community development, including
23 transportation and planning;

24 “(E) historic preservation;

1 “(F) providing housing to the homeless
2 population; and

3 “(G) personal property management.

4 “(g) COUNCIL RESOURCES.—The Director and the
5 Administrator shall provide staffing, and administrative
6 support for the Council, as appropriate.

7 “(h) ACCESS TO INFORMATION.—The Council shall
8 make available, on request, all information generated by
9 the Council in performing the duties of the Council to—

10 “(1) the Committee on Homeland Security and
11 Governmental Affairs of the Senate;

12 “(2) the Committee on Environment and Public
13 Works of the Senate;

14 “(3) the Committee on Oversight and Govern-
15 ment Reform of the House of Representatives;

16 “(4) the Committee on Transportation and In-
17 frastructure of the House of Representatives; and

18 “(5) the Comptroller General of the United
19 States.

20 “(i) EXCLUSIONS.—In this section, surplus property
21 shall not include—

22 “(1) any military installation (as defined in sec-
23 tion 2910 of the Defense Base Closure and Realign-
24 ment Act of 1990 (10 U.S.C. 2687 note; Public Law
25 101–510));

1 “(2) any property that is excepted from the def-
2 inition of the term ‘property’ under section 102;

3 “(3) Indian and native Eskimo property held in
4 trust by the Federal Government as described in
5 section 3301(a)(5)(C)(iii);

6 “(4) real property operated and maintained by
7 the Tennessee Valley Authority pursuant to the Ten-
8 nessee Valley Authority Act of 1933 (16 U.S.C. 831
9 et seq.);

10 “(5) any real property the Director excludes for
11 reasons of national security;

12 “(6) any public lands (as defined in section 203
13 of the Public Lands Corps Act of 1993 (16 U.S.C.
14 1722)) administered by—

15 “(A) the Secretary of the Interior, acting
16 through—

17 “(i) the Director of the Bureau of
18 Land Management;

19 “(ii) the Director of the National
20 Park Service;

21 “(iii) the Commissioner of Reclama-
22 tion; or

23 “(iv) the Director of the United
24 States Fish and Wildlife Service; or

1 “(B) the Secretary of Agriculture, acting
2 through the Chief of the Forest Service; or
3 “(7) any property operated and maintained by
4 the United States Postal Service.

5 **“§ 624. Inventory and database**

6 “(a) IN GENERAL.—Not later than 1 year after the
7 date of enactment of this subchapter, the Administrator
8 shall establish and maintain a single, comprehensive, and
9 descriptive database of all real property under the custody
10 and control of all Federal agencies.

11 “(b) CONTENTS.—The database shall include—

12 “(1) information provided to the Administrator
13 under section 524(a)(11)(B); and
14 “(2) a list of property disposals completed, in-
15 cluding—

16 “(A) the date and disposal method used
17 for each property;

18 “(B) the proceeds obtained from the dis-
19 posal of each property;

20 “(C) the amount of time required to dis-
21 pose of the property, including the date on
22 which the property is designated as excess prop-
23 erty;

1 “(D) the date on which the property is
2 designated as surplus property and the date on
3 which the property is disposed; and
4 “(E) all costs associated with the disposal.

5 “(c) ACCESSIBILITY.—

6 “(1) COMMITTEES.—The database established
7 under subsection (a) shall be made available on re-
8 quest to the Committee on Homeland Security and
9 Governmental Affairs and the Committee on Envi-
10 ronment and Public Works of the Senate and the
11 Committee on Oversight and Government Reform
12 and the Committee on Transportation and Infra-
13 structure of the House of Representatives.

14 “(2) GENERAL PUBLIC.—Not later than 3 years
15 after the date of enactment of this subchapter and
16 to the extent consistent with national security, the
17 Administrator shall make the database established
18 under subsection (a) accessible to the public at no
19 cost through the website of the General Services Ad-
20 ministration.

21 “(d) EXCLUSIONS.—In this section, surplus property
22 shall not include—

23 “(1) any military installation (as defined in sec-
24 tion 2910 of the Defense Base Closure and Realign-

1 ment Act of 1990 (10 U.S.C. 2687 note; Public Law
2 101–510));

3 “(2) any property that is excepted from the def-
4 inition of the term ‘property’ under section 102;

5 “(3) Indian and native Eskimo property held in
6 trust by the Federal Government as described in
7 section 3301(a)(5)(C)(iii);

8 “(4) real property operated and maintained by
9 the Tennessee Valley Authority pursuant to the Ten-
10 nessee Valley Authority Act of 1933 (16 U.S.C. 831
11 et seq.);

12 “(5) any real property the Director excludes for
13 reasons of national security;

14 “(6) any public lands (as defined in section 203
15 of the Public Lands Corps Act of 1993 (16 U.S.C.
16 1722)) administered by—

17 “(A) the Secretary of the Interior, acting
18 through—

19 “(i) the Director of the Bureau of
20 Land Management;

21 “(ii) the Director of the National
22 Park Service;

23 “(iii) the Commissioner of Reclama-
24 tion; or

1 “(iv) the Director of the United
2 States Fish and Wildlife Service; or
3 “(B) the Secretary of Agriculture, acting
4 through the Chief of the Forest Service; or
5 “(7) any property operated and maintained by
6 the United States Postal Service.

7 **“§ 625. Information on certain leasing authorities**

8 “(a) IN GENERAL.—Except as provided in subsection
9 (b), not later than December 31 of each year following
10 the date of enactment of this subchapter, a Federal agency
11 with independent leasing authority shall submit to the
12 Council a list of all leases, including operating leases, in
13 effect on the date of enactment of this subchapter that
14 includes—

15 “(1) the date on which each lease was executed;
16 “(2) the date on which each lease will expire;
17 “(3) a description of the size of the space;
18 “(4) the location of the property;
19 “(5) the tenant agency;
20 “(6) the total annual rental payment; and
21 “(7) the amount of the net present value of the
22 total estimated legal obligations of the Federal Gov-
23 ernment over the life of the contract.

24 “(b) EXCEPTION.—Subsection (a) shall not apply
25 to—

1 “(1) the United States Postal Service; or
2 “(2) any other property the President excludes
3 from subsection (a) for reasons of national secu-
4 rity.”.

5 (b) TECHNICAL AND CONFORMING AMENDMENTS.—

6 (1) TABLE OF SECTIONS.—The table of sections
7 for chapter 5 of subtitle I of title 40, United States
8 Code, is amended by inserting after the item relating
9 to section 611 the following:

“SUBCHAPTER VII—PROPERTY MANAGEMENT

“Sec. 621. Definitions.

“Sec. 622. Collocation among United States Postal Service properties.

“Sec. 623. Establishment of a Federal Property Council.

“Sec. 624. Inventory and database.

“Sec. 625. Information on certain leasing authorities.”.

10 (2) TECHNICAL AMENDMENT.—Section 102 of
11 title 40, United States Code, is amended in the mat-
12 ter preceding paragraph (1) by striking “The” and
13 inserting “Except as provided in subchapters VII
14 and VIII of chapter 5 of this title, the”.

15 **SEC. 4. UNITED STATES POSTAL SERVICE PROPERTY MAN-
16 AGEMENT.**

17 (a) IN GENERAL.—Chapter 5 of subtitle I of title 40,
18 United States Code, as amended by section 3, is amended
19 by adding at the end the following:

1 **“Subchapter VIII—United States Postal**
2 **Service Property Management**

3 **“§ 641. Definitions**

4 “In this subchapter:

5 “(1) EXCESS PROPERTY.—The term ‘excess
6 property’ means any postal property that the Postal
7 Service determines is not required to meet the needs
8 or responsibilities of the Postal Service.

9 “(2) POSTAL PROPERTY.—The term ‘postal
10 property’ means any property owned or leased by, or
11 under the control of, the Postal Service.

12 “(3) POSTAL SERVICE.—The term ‘Postal Serv-
13 ice’ means the United States Postal Service.

14 “(4) UNDERUTILIZED PROPERTY.—The term
15 ‘underutilized property’ means a portion or the en-
16 tirety of any real property, including any improve-
17 ments, that is used—

18 “(A) irregularly or intermittently by the
19 Postal Service for program purposes of the
20 Postal Service; or

21 “(B) for program purposes that can be
22 satisfied only with a portion of the property.

23 **“§ 642. United States Postal Service property manage-
24 ment**

25 “The Postal Service—

1 “(1) shall maintain adequate inventory controls
2 and accountability systems for postal property;

3 “(2) shall develop current and future workforce
4 projections so as to have the capacity to assess the
5 needs of the Postal Service workforce regarding the
6 use of property;

7 “(3) may develop a 5-year management tem-
8 plate that—

9 “(A) establishes goals and policies that will
10 lead to the reduction of excess property and un-
11 derutilized property in the inventory of the
12 Postal Service;

13 “(B) adopts workplace practices, configu-
14 rations, and management techniques that can
15 achieve increased levels of productivity and de-
16 crease the need for real property assets;

17 “(C) assesses leased space to identify space
18 that is not fully used or occupied;

19 “(D) develops recommendations on how to
20 address excess capacity at Postal Service facil-
21 ties without negatively impacting mail delivery;
22 and

23 “(E) develops recommendations on ensur-
24 ing the security of mail processing operations;
25 and

1 “(4) shall, on a regular basis—

2 “(A) conduct an inventory of postal prop-
3 erty that is real property; and

4 “(B) make an assessment of each property
5 described in subparagraph (A), which shall in-
6 clude—

7 “(i) the age and condition of the prop-
8 erty;

9 “(ii) the size of the property in square
10 footage and acreage;

11 “(iii) the geographical location of the
12 property, including an address and descrip-
13 tion;

14 “(iv) the extent to which the property
15 is being utilized;

16 “(v) the actual annual operating costs
17 associated with the property;

18 “(vi) the total cost of capital expendi-
19 tures associated with the property;

20 “(vii) the number of postal employees,
21 contractor employees, and functions housed
22 at the property;

23 “(viii) the extent to which the mission
24 of the Postal Service is dependent on the
25 property; and

1 “(ix) the estimated amount of capital
2 expenditures projected to maintain and op-
3 erate the property over each of the next 5
4 years after the date of enactment of this
5 subchapter.”.

6 (b) TECHNICAL AND CONFORMING AMENDMENT.—
7 The table of sections for chapter 5 of subtitle I of title
8 40, United States Code, as amended by section 3, is
9 amended by inserting after the item relating to section
10 626 the following:

“SUBCHAPTER VIII—UNITED STATES POSTAL SERVICE PROPERTY
MANAGEMENT

“Sec. 641. Definitions.

“Sec. 642. United States Postal Service property management.”.

11 SEC. 5. AGENCY RETENTION OF PROCEEDS.

12 Section 571 of title 40, United States Code, is
13 amended to read as follows:

14 “§ 571. General rules for deposit and use of proceeds

15 “(a) PROCEEDS FROM TRANSFER OR SALE OF REAL
16 PROPERTY.—

17 “(1) DEPOSIT OF NET PROCEEDS.—Net pro-
18 ceeds described in subsection (d) shall be deposited
19 into the appropriate account of the agency that had
20 custody and accountability for the property at the
21 time the property is determined to be excess.

22 “(2) EXPENDITURE OF NET PROCEEDS.—The
23 net proceeds deposited pursuant to paragraph (1)

1 may only be expended as authorized in annual ap-
2 propriations Acts, for—

3 “(A) activities described in sections 543
4 and 545, including paying costs incurred by the
5 General Services Administration for any dis-
6 posal-related activity authorized by this title;
7 and

8 “(B) activities pursuant to implementation
9 of the Federal Buildings Personnel Training
10 Act of 2010 (40 U.S.C. 581 note; Public Law
11 111–308).

12 “(3) DEFICIT REDUCTION.—Any net proceeds
13 described in subsection (d) from the sale, lease, or
14 other disposition of surplus real property that are
15 not expended under paragraph (2) shall be used for
16 deficit reduction.

17 “(b) EFFECT ON OTHER SECTIONS.—Nothing in this
18 section is intended to affect section 572(b), 573, or 574.

19 “(c) DISPOSAL AGENCY FOR REVERTED PROP-
20 ERTY.—For the purposes of this section, for any property
21 that reverts to the United States under sections 550 and
22 553, the General Services Administration, as the disposal
23 agency, shall be treated as the agency with custody and
24 accountability for the property at the time the property
25 is determined to be excess.

1 “(d) NET PROCEEDS.—The net proceeds described in
2 this subsection are proceeds under this chapter, less ex-
3 penses of the transfer or disposition as provided in section
4 572(a), from—

5 “(1) a transfer of excess real property to a Fed-
6 eral agency for agency use; or

7 “(2) a sale, lease, or other disposition of sur-
8 plus real property.

9 “(e) PROCEEDS FROM TRANSFER OR SALE OF PER-
10 SONAL PROPERTY.—

11 “(1) IN GENERAL.—Except as otherwise pro-
12 vided in this subchapter, proceeds described in para-
13 graph (2) shall be deposited in the Treasury as mis-
14 cellaneous receipts.

15 “(2) PROCEEDS.—The proceeds described in
16 this paragraph are proceeds under this chapter
17 from—

18 “(A) a transfer of excess personal property
19 to a Federal agency for agency use; or

20 “(B) a sale, lease, or other disposition of
21 surplus personal property.

22 “(3) PAYMENT OF EXPENSES OF SALE BEFORE
23 DEPOSIT.—

24 “(A) IN GENERAL.—Subject to regulations
25 under this subtitle, the expenses of the sale of

1 personal property may be paid from the pro-
2 ceeds of the sale so that only the net proceeds
3 are deposited in the Treasury.

4 “(B) APPLICATION.—This paragraph ap-
5 plies whether proceeds are deposited as mis-
6 cellaneous receipts or to the credit of an appro-
7 priation as authorized by law.”.

8 **SEC. 6. MULTI-BROKER LEASE OF POSTAL SERVICE FACILI-
9 TIES.**

10 (a) IN GENERAL.—Chapter 20 of title 39, United
11 States Code, is amended by adding at the end the fol-
12 lowing:

13 **“§ 2012. Multi-broker lease of Postal Service facilities**
14 “(a) DEFINITION.—In this section, the term ‘multi-
15 broker contract vehicle’ means a contract vehicle, similar
16 to the National Broker Contract used by the General Serv-
17 ices Administration, that encourages competition through
18 the use of multiple national real estate companies.

19 “(b) REQUIREMENT TO USE MULTI-BROKER
20 LEASE.—

21 “(1) IN GENERAL.—Except as provided in para-
22 graph (2), the Postal Service shall use a multi-
23 broker contract vehicle to acquire any leased prop-
24 erty.

1 “(2) EXCEPTION.—Paragraph (1) shall not
2 apply to a leased property—

3 “(A) that the Postal Service acquired be-
4 fore the date of enactment of the Federal Prop-
5 erty Management Reform Act of 2016; and

6 “(B) the lease for which the Postal Service
7 renews, using its own resources, on or after the
8 date of enactment of the Federal Property
9 Management Reform Act of 2016.”.

10 (b) TECHNICAL AND CONFORMING AMENDMENT.—
11 The table of sections for chapter 20 of title 39, United
12 States Code, is amended by adding at the end the fol-
13 lowing:

“2012. Multi-broker lease of Postal Service facilities.”.

14 **SEC. 7. INSPECTOR GENERAL REPORT ON UNITED STATES
15 POSTAL SERVICE PROPERTY.**

16 (a) DEFINITION OF EXCESS PROPERTY.—In this sec-
17 tion, the term “excess property” has the meaning given
18 the term in section 641 of title 40, United States Code,
19 as added by section 4.

20 (b) EXCESS PROPERTY REPORT.—Not later than 2
21 years after the date of enactment of this Act, the Inspector
22 General of the United States Postal Service shall submit
23 to Congress a report that includes—

24 (1) a survey of excess property held by the
25 United States Postal Service; and

1 (2) recommendations for repurposing property
2 identified in paragraph (1)—
3 (A) to—
4 (i) reduce excess capacity; and
5 (ii) increase collocation with other
6 Federal agencies; and
7 (B) without diminishing the ability of the
8 United States Postal Service to meet the service
9 standards established under section 3691 of
10 title 39, United States Code, as in effect on
11 January 1, 2016.

12 **SEC. 8. REPORTS ON UNITED STATES POSTAL SERVICE
13 FLEET MODERNIZATION.**

14 (a) GAO REPORT.—Not later than 1 year after the
15 date of enactment of this Act, the Comptroller General
16 of the United States shall study and submit to Congress
17 a report on—
18 (1) the feasibility of the United States Postal
19 Service designing mail delivery vehicles that are
20 equipped for diverse geographic conditions such as
21 travel in rural areas and extreme weather conditions;
22 and
23 (2) the feasibility and cost of the United States
24 Postal Service integrating the use of collision-avert-
25 ing technology into its vehicle fleet.

1 (b) POSTAL SERVICE REPORT.—Not later than 1
2 year after the date of enactment of this Act, the United
3 States Postal Service shall submit to Congress a report
4 that includes—

5 (1) a review of the efforts of the United States
6 Postal Service relating to fleet replacement and
7 modernization; and

8 (2) a strategy for carrying out the fleet replace-
9 ment and lifecycle plan of the United States Postal
10 Service.

11 **SEC. 9. SURPLUS PROPERTY DONATIONS TO MUSEUMS.**

12 Section 549(c)(3)(B) of title 40, United States Code,
13 is amended by striking clause (vii) and inserting the fol-
14 lowing:

15 “(vii) a museum open to the public on
16 a regularly scheduled weekly basis, and the
17 hours of operation are, at a minimum, dur-
18 ing normal business hours (as determined
19 by the Administrator and including a mu-
20 seum for which the nonprofit educational
21 or public health institution or organization
22 accedes to any request submitted for ac-
23 cess);”.

1 **SEC. 10. DUTIES OF FEDERAL AGENCIES.**

2 Section 524(a) of title 40, United States Code, is

3 amended—

4 (1) in paragraph (4), by striking “and” at the
5 end;

6 (2) in paragraph (5), by striking the period at
7 the end and inserting a semicolon; and

8 (3) by adding at the end the following:

9 “(6) develop current and future workforce pro-
10 jections so as to have the capacity to assess the
11 needs of the Federal workforce regarding the use of
12 real property;

13 “(7) establish goals and policies that will lead
14 the executive agency to reduce excess property and
15 underutilized property in the inventory of the execu-
16 tive agency;

17 “(8) submit to the Federal Property Council an
18 annual report on all excess property that is real
19 property and underutilized property in the inventory
20 of the executive agency, including—

21 “(A) whether underutilized property can be
22 better utilized, including through collocation
23 with other executive agencies or consolidation
24 with other facilities; and

25 “(B) the extent to which the executive
26 agency believes that retention of the underuti-

1 lized property serves the needs of the executive
2 agency;

3 “(9) adopt workplace practices, configurations,
4 and management techniques that can achieve in-
5 creased levels of productivity and decrease the need
6 for real property assets;

7 “(10) assess leased space to identify space that
8 is not fully used or occupied;

9 “(11) on an annual basis and subject to the
10 guidance of the Federal Property Council—

11 “(A) conduct an inventory of real property
12 under control of the executive agency; and

13 “(B) make an assessment of each property,
14 which shall include—

15 “(i) the age and condition of the prop-
16 erty;

17 “(ii) the size of the property in square
18 footage and acreage;

19 “(iii) the geographical location of the
20 property, including an address and descrip-
21 tion;

22 “(iv) the extent to which the property
23 is being utilized;

24 “(v) the actual annual operating costs
25 associated with the property;

1 “(vi) the total cost of capital expenditures incurred by the Federal Government
2 associated with the property;

3
4 “(vii) sustainability metrics associated
5 with the property;

6 “(viii) the number of Federal employees and contractor employees and functions
7 housed at the property;

8
9 “(ix) the extent to which the mission
10 of the executive agency is dependent on the
11 property;

12 “(x) the estimated amount of capital
13 expenditures projected to maintain and operate the property during the 5-year period
14 beginning on the date of enactment of this
15 paragraph; and

16
17 “(xi) any additional information required by the Administrator of General
18 Services to carry out section 623; and

19
20 “(12) provide to the Federal Property Council
21 and the Administrator of General Services the information described in paragraph (11)(B) to be used
22 for the establishment and maintenance of the database described in section 624.”.

